

# City of Port St. Lucie

## Planning and Zoning Board

### Meeting Minutes - Final

121 SW Port St. Lucie  
Blvd.  
Port St. Lucie, Florida  
34984

Melody Creese, Chair  
Jim Norton, Vice Chair  
Peter Previte, Chair Pro-Tem  
Eric Reikenis, At-Large  
John "Jack" Doughney, At-Large  
Greg Pettibon, At-Large  
Peter Louis Spatara, At-Large  
Rose Mocerino, Alternate  
Douglas Harvey, Alternate

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**Tuesday, July 1, 2025**

**6:00 PM**

**Council Chambers, City Hall**

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1. Meeting Called to Order

A Regular Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Vice Chair Norton at 6:00 p.m., on July 1, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Jim Norton, Vice Chair  
John "Jack" Doughney  
Peter Previte  
Eric Reikenis  
Greg Pettibon  
Rose Mocerino, Alternate

Members Not Present:

Melody Creese, Chair  
Peter Spatara

3. Determination of a Quorum

4. Pledge of Allegiance

Chair Creese led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

**5.a** Approval of Minutes - June 3, 2025

[2025-603](#)

There being no corrections, Mr. Pettibon moved to approve the minutes. Mr. Previte seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

There was nothing to be heard under this item.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial Rules into the record for items 8.a through 8.c and the Deputy City Clerk swore in staff and applicants.

**8.a** P25-031 Bayshore Industrial Properties, Inc - Variances

[2025-604](#)

Location: The Property is located at 1791 SW Biltmore St

Legal Description: Port St. Lucie Section 13, Block 624 Lots 12, & 13 and 14

This is a request to grant variances of 10 feet from Section 154.03(C)1.a. of the Zoning Code which requires a 10' wide perimeter landscape buffer for 209 feet along the property frontage and two (2) feet from Section 158.126(C)(8) which requires an 8', opaque fence around outdoor storage and that no stored material be visible beyond the height of the fence.

Vice Chair Norton inquired if there was any ex-parte communication, to which Mr. Pettibon, Vice Chair Norton, Mr. Reikenis, Mr. Doughney, and Ms. Mocerino responded in the negative and Mr. Previte responded in the affirmative. (Clerk's Note: Mr. Previte submitted Abstention Form 8b to the Deputy City Clerk.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Marissa Da Breo-Latchman stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the request was to grant a variance of 10 ft. from Section 154.03(C)1.a of the Zoning Code. She provided a background to the project, exhibited the Future Land Use, Zoning Map, Site Plan, Landscape Plan, Dimensioned Site Plan, and property photos.

Michael Heissenberg, Expert Shutter Services, represented the applicant and spoke to the Board, stating that they need this space for the business to grow. Ms. Mocerino inquired as to who was maintaining the landscape

buffer, to which Mr. Heissenberg replied that they hired someone. Mr. Pettibon inquired as to what was on the racks, to which Mr. Heissenberg replied that there were aluminum extrusions to produce hurricane and security shutters. Mr. Pettibon inquired as to what was located across the street, to which Mr. Heissenberg replied that it was propane. Vice Chair Norton inquired as to how the metal objects were secured onto the rack, to which Mr. Heissenberg replied that the supplies were not secured, but the racks were bolted down and in the event of a hurricane, the supplies were lowered down to the ground.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. It was then clarified that the previous landscape had been approved but is now being altered for these racks.

There being no further discussion, Mr. Pettibon moved to approve P25-031 Bayshore Industrial Properties, Inc. – Variance with the following conditions:

- 1) The variances shall terminate if the current tenant vacates the property.
- 2) If the current tenant vacates the property, the landscape buffer shall be restored per the existing landscape plan.

Mr. Doughney seconded the motion which passed by voice vote.

**8.b** P25-086 Jared Greenberg - Variance

[2025-089](#)

Location: The property is located at 702 SW Abode Avenue.

Legal Description: Port St. Lucie Section 33, Block 2326, Lot 21

This request is to grant the following variances: 1) a variance of 750 SF to allow the construction of a 950 square foot carport, 2) a variance of nine (9) feet to allow for a one (1) foot side yard setback on the west side of the property, and 3) a variance to allow the proposed carport to extend beyond the front corners of the house.

There being no discussion, Mr. Previte moved to table P25-086 Jared Greenburg – Variance to the August 5, 2025 Planning & Zoning meeting. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

**8.c** P25-087 SLW-TAV Port St. Lucie, LLC - Rezone

[2025-556](#)

Location: The property is located at 760 NW Enterprise Dr

Legal Description: All of Lot 6, St. Lucie West Plat No. 133, St. Lucie West Industrial Park

This is a request to rezone 8.31 acres from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District.

Vice Chair Norton inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Cody

Sisk, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Board and stated that the request was to rezone approximately 8.31 acres from Industrial (IN) Zoning District to Warehouse Industrial (WI) Zoning District. He discussed the surrounding areas, justification, and Policy 1.1.4.13 – Future Land Use.

Alejandro Toro, Haley Ward, represented the applicant. Mr. Pettibon inquired if the current use was for warehousing, to which Mr. Toro replied that there was a portion of the property being used for warehousing, but the purpose of the rezoning was to identify more purposes for the property.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Pettibon moved to recommend approval of P25-087 SLW-TAV Port St. Lucie, LLC - Rezone to the City Council. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

9. New Business

There was nothing to be heard under this item.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

Resident Jared Greenberg spoke about being previously cited by the city for having a fence that had been approved by the South Florida Water Management District, and he requested that the Planning & Zoning Board come up with a resolution. Vice Chair Norton stated that staff would research and get back to him within 10 days.

12. Adjourn

There being no further business, the meeting adjourned at 6:24 p.m.

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Jim Norton, Vice Chair/Acting Chair

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Jasmin De Freese, Deputy City Clerk